



**1063 Block Replacement Office Building Project
Questions & Answers (Q&A)
Discussion at Informational Meeting
July 15, 2013**

Building Square Footage

Q: Is the 200,000 – 225,000 square feet building requirement gross square feet?

A: Yes, and the \$26 lease cost is also per gross square foot.

Project Funding: Construction Cost, Furniture & Equipment, Parking

Question: What part of the budget is for the Design-build contract?

Answer: Generally, we have not produced a cost model yet (expect the MACC would be around \$60 million).

Question: Are the tenant improvements part of the \$82 Million budget?

Answer: No, the FF&E is anticipated to a separately funded element in this project through the Treasurer's Lease Purchase Program.

Question: Is parking included in the \$82 Million project funding?

Answer: Parking is an unknown and will be reviewed in the predesign process. It may be a solution presented by the Design-build teams. Funding will be through parking fees and possibly some of the project bonds.

Bridging Documents

Question: Do the bridging documents need to be completed at the same time the pre-design document is done?

Answer: The major structure and components should be done when the pre-design is completed and before the Design-Build RFQ goes out Sept. 23rd, but it is expected to be refined and finalized before the Design-Build RFP goes out Nov. 1st.

Pre-design Documents

Question: Are schematics required as part of the pre-design documents?

Answer: The predesign document needs to be less comprehensive than the OFM guidelines as the site is already defined and the size and occupants of the building selected. What is important is to do the programming, get the adjacencies correct, provide adequate planning for spaces, etc. We do not need a lot of alternates.

Honoraria

Question: What will the honoraria be for the non-selected design-build team finalists?

Answer: We anticipate two to three finalists with an honorarium of around \$200,000 for the runners up and the winner gets the job and will negotiate their fee for the project.

Building Tenants, Retail, Food Service?

Question: What tenants will occupy the building?

Answer: OFM will be determining who will be tenants in the building by August 1st. It may take several parallel meetings with occupants to provide programming.

Question: Will retail space be required on the first floor of the building?

Answer: We have not yet discussed this with the city of Olympia or other stakeholders, but hope to know prior to the pre-design starting.

Question: Will food service be provided in the building?

Answer: Again, this has not been determined yet. We will need to discuss this with stakeholders and hope to know prior to the pre-design starting.

Performance Validation Period: Funding & Contract

Question: Is the maintenance for the building included in the \$82 Million budget?

Answer: No, these will be from operating funds, and part of the lease revenues.

Question: Will the 5-year validation period be part of the Design-build contract?

Answer: Performance of the building will be part of the Design-build contract, but the operations and maintenance may be a separate agreement. We will be working on contract issues through our attorney general, and will have requirements in the RFQ or RFP.

Campus Utilities

Question: Will the heating and cooling systems tie into the Capitol Campus central utilities?

Answer: We do not anticipate this building tying into the central steam plant. It may be resolved as a matter of meeting performance goals and LEED Gold; It probably will be an independent system.

Eligibility of Pre-design Subconsultants on the DB Team

Question: Can the prime's subconsultants participate on the DB team?

Answer: They are still a part of the pre-design team and would not be allowed to participate on the design-build team. This is critical as the pre-design team helps evaluate proposals and this would be a matter of ethics, a conflict of interest issue.